

38-104

WARRANTY DEED
(Statutory Short Form)

TRANSFER
TAX
PAID

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023216

I, **Frank J. Paglia** of Augusta, Kennebec County, State of Maine, for consideration paid, grant to **Grace K. Von Tobel** of Waterville, Kennebec County, State of Maine, and whose mailing address is 7B School Street, Waterville, ME 04901, with Warranty Covenants, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land together with the buildings and improvements located thereon, situate, lying and being on Cool Street, so-called, in the City of Waterville, County of Kennebec and State of Maine and BEING LOTS NUMBERED THREE (3), FOUR (4), FIVE (5) and SIX (6) according to a plan of Lots at Cool Street Home Sites and made for the A. F. Hutchinson Land Company, Inc., by Ernest W. Branch, C. E., dated July 2, 1923, and filed in the Kennebec County Registry of Deeds, to which Plan reference is hereby made for a more particular description.

SAID LOTS are subject to the following restrictions: No house or other building to be built or placed on said lots less than twenty-five hundred dollars (\$2500.00), except that after such house has been built, such out buildings as may be suitable and appurtenant may then be erected. All buildings to be set back at least fifteen (15) feet from the street line. Grantor does not hold himself responsible or liable for the enforcement of these restrictions.

SAID LOTS taken together have a frontage of 128.2 feet on Cool Street and 104.67 feet on Sawtelle Street; a depth of 100 feet and border on Lots 44 and 45, a distance of 97.10 feet, according to said Plan. Said lots taken together have an area of 11,256 square feet, more or less, according to said Plan.

BEING THE SAME premises conveyed to Frank J. Paglia and Delores E. Paglia by Warranty Deed from Mabel M. Vigue dated October 26, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2431, Page 67. The said Delores E. Paglia (a/k/a Dolores E. Paglia) died on February 9, 1985.

WITNESS my hand and seal this 29th day of September, 1995.

Signed, Sealed and Delivered
in the presence of:

STH

Frank J. Paglia
Frank J. Paglia

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: September 29, 1995

Then personally appeared the above named Frank J. Paglia and acknowledged the foregoing instrument to be his free act and deed.

Before me,

STH
Notary Public
Print Name



STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001

RECEIVED KENNEBEC

95 OCT -3 AM 9:00

CLERK: Frank J. Paglia
REGISTER OF DEEDS